

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
January 10, 2017**

The meeting was called to order at 6:30 p.m. by Planning Board Chairman Peter Hogan.

Present were regular members Mark Suennen, David Litwinovich and Ed Carroll, and ex-officio Joe Constance. Also present was Planning Consultant Mark Fougere and Planning Coordinator Shannon Silver.

Present for all or part of the meeting was John Wojdyla, Don Desruisseaux, Nicholas Isaia, Laura Dallman, Ray Shea from Sandford Engineering, abutter Lou Nixon.

Public Hearing On Proposed Zoning Ordinance

The Chairman entered the public hearing notice into the record; see attached. Mark Fougere introduced and discussed this item saying changes were made consistent with state statutes and clarifications relative to detached dwellings, prohibited Open Space developments, removed a section after speaking to Town Attorney Bill Drescher, statutory changes and typo corrections. There were no further comments from the Board.

Mark Suennen **MOVED** to move the proposed Zoning Ordinance changes to the March 14, 2017 ballot as modified. Joe Constance seconded the motion and it **PASSED** unanimously.

The Board decided not to move forward with the senior housing changes and will revisit this in a month or two.

**MISCELLANEOUS BUSINESS THAT MAY COME BEFORE THE BOARD
AND/OR/PLANNING BOARD DISCUSSIONS**

Miscellaneous Business for the meeting of January 10, 2017, including, but not limited to:

1. Non-residential site plan review amendment received December 29, 2016 from Nicholas Isaia owner of HHD Armory for approval of the Board to action. Peter Hogan noted the hours listed on the application might be too restrictive, leading to an enforcement situation. The applicant may want to return in the future once the business starts for an amendment to the hours. Nicholas Isaia noted he does not want to change the hours at this time.

The Coordinator read aloud the hour notation from the original summary outline of the business.

**MISCELLANEOUS BUSINESS THAT MAY COME BEFORE THE BOARD
AND/OR/PLANNING BOARD DISCUSSIONS cont.**

Mark Suennen **MOVED** to ask the Planning Department to provide a letter that has been requested to Michael Iner. Joe Constance seconded the motion and it **PASSED** unanimously.

2. Adherence statement where individual stormwater management plan guarantee worksheet attached received December 14, 2016 from Amy Sanders CLD Consultant Engineers on Dennison Road for the Board's action. She is recommending partial release but not how much to release.

The Coordinator noted this document notes outstanding vegetation.

The Board noted usually \$500-1,000 for seed mulch but this is not loamed. Amy mentions silt fence which the Board considered phenomenal. The Coordinator reviewed the form and said loam is sometimes noted under "Grass" but should be a separate notation, possibly under "Other."

Mark Suennen **MOVED** to release \$6,818.08, retaining \$6,000. Joe Constance seconded the motion and it **PASSED** unanimously.

3. Letter dated January 3, 2017 from David Preece, to Peter Flynn, Town Administrator, Comprehensive Economic Development Strategy Advisory Committee /SNHPC appointing a representative for Board review and discussion. The Planning Board needs to send a volunteer.

Ed Carroll volunteered to serve on the Committee on the Board's behalf.

Joe Constance thanked Ed Carroll on the Selectmen's behalf. The Committee is also seeking a member from the business community and the Board considered asking some business community members to help out. Joe Constance will ask Dan Donovan if he would be willing to serve.

The Coordinator will contact the Committee to let them know Ed Carroll will serve and will ask the Committee to contact the business community member after the Board confirms their interest.

DALLMAN, LAURA M.

Submission of Application/Public Hearing/Non-Residential Site Plan Review/Home Business/Family Daycare

Location: 149 Mont Vernon Road

Tax Map/Lot #11/9-2

Residential-Agricultural "R-A" District

DALLMAN, LAURA M. cont.

Peter Hogan stated that a site walk had occurred.

Laura Dallman noted she has not talked to Building Inspector Ed Hunter about a sign design but will do that next.

David Litwinovich **MOVED** to accept the application for Laura M. Dallman, Location: 149 Mont Vernon Road, Tax Map/Lot #11/9-2, Residential-Agricultural "R-A" District, as complete. Mark Suennen seconded the motion and it **PASSED** unanimously.

The Coordinator noted there is nothing outstanding on this application. The Board asked for confirmation that there is no revised plan and no conditions. The Coordinator said they submitted the correct number of plans and completed all site improvements with the exception of the proposed business sign which they are aware of, the only item outstanding. This is ready for approval.

David Litwinovich **MOVED** to approve the minor site plan for Laura M. Dallman, Location: 149 Mont Vernon Road, Tax Map/Lot #11/9-2, Residential-Agricultural "R-A" District. Mark Suennen seconded the motion and it **PASSED** unanimously.

The Coordinator will draft the Notice of Decision tomorrow; the Building Inspector will get a copy, which will release the Certificate to Operate. Sign permitting will go through the Building Inspector.

MISCELLANEOUS BUSINESS THAT MAY COME BEFORE THE BOARD AND/OR/PLANNING BOARD DISCUSSIONS cont.

4. Letter dated January 8, 2017 from John Wojdyla, to the New Boston Planning Department re: Request for approval to add auto sales to existing approved auto repair business at 614 North Mast Road without the need for site plan for Board review and discussion. The Planning Board received a Notice of Decision from the Zoning Board of Adjustment.

The Chairman commented concern about the request as there would then be nothing on file as to the plan, parking, site plan drawings. The Chairman has no concerns about the business proposal itself.

John Wojdyla said drawings and measurements were provided last time he met with the Board.

The Coordinator noted the business was approved in 1998 for an auto repair home business with a building plan, sketches of the location and site review agreement but never a formal site plan drafted, all approvals were based on the building plan. The applicant is located in the commercial district.

The Board requested sketches be added as an amendment showing parking, signage, lighting, shop and driveway location. The Board complimented the applicant for keeping his property neat. The applicant cannot be permitted to begin selling yet.

**MISCELLANEOUS BUSINESS THAT MAY COME BEFORE THE BOARD
AND/OR/PLANNING BOARD DISCUSSIONS cont.**

5. Discussion took place with the Fire Inspector at the November 22, 2016 meeting regarding cisterns and sprinklers. Joe Constance commented since then he researched regulations and met with Fire Chief Dan MacDonald to get background. He asked them for clarification in the situation of five approved houses in a development, three are built and the last two lots are sold to a different developer. He learned if this happens the second owner has to be made aware that once five houses are built in a development a cistern is needed or the last two houses need sprinklers. Wright Drive was discussed as an example as up to 2200' of the development is serviced by a cistern but the houses at the farther end were not serviced by a cistern so have sprinklers. Joe also asked how home sprinkler systems are checked. He learned they are not required to be checked so the Fire Department handles this by sending an advisory every couple years requesting sprinklers be checked and they are checked if the homeowner invites them in. Joe is researching how other towns have handled this and plans to do more research.

The Chairman noted Town Attorney Bill Drescher sent legal advice on this matter years ago. Joe will research Bill Drescher's opinion and talk to the Fire Chief again.

Joe Constance asked if the Board would be interested in a workshop with the Fire and Building Inspectors in March as this is a goal and objective for the Board regarding the proposed changes the Fire Inspector put forth. If the changes are not acceptable to the Board something could be worked out at the workshop that is acceptable to the Board. The Fire and Building Inspectors are willing to meet with the Board.

**THE JANET RICH NIXON REVOCABLE TRUST (OWNER)
NIXON, LOUIS G., II & TRUDY M. (OWNER)
SANDFORD SURVEYING & ENGINEERING, INC. (APPLICANT)**

Submission of Application/Public Hearing/Minor Subdivision/Lot Line Adjustment/2 Lots
Location: Lyndeborough Road
Tax Map/Lot #'s 7/58 & 7/58-1
Residential-Agricultural "R-A" District

Ray Shea from Sandford Surveying and Engineering, Inc. was present to discuss this application. He explained there are currently two lots, an eleven acre backlot with frontage on Lyndeborough Road with an existing house and an 87 acre lot. A map was reviewed. Some of this land is in conservation easement. The proposed lot line adjustment was explained resulting in the Trudy M. and Louis G. Nixon, II lot becoming 5.88 acres, creation of a new 2.1 acre front lot and the 87 acre lot becoming an 89 acre lot containing 75 acres of conservation easement land. He also noted the driveway sight distance is currently good but is planned to be improved for the front and back lots. The Road Agent approved and signed off on the driveway improvement. State subdivision approval was received for the 2.1 acre lot. Ray explained the

individual stormwater management plans are done for the lots. Waiver requests were discussed, Ray explained a drainage study waiver is requested as there is very good drainage in the area and

**THE JANET RICH NIXON REVOCABLE TRUST (OWNER)
NIXON, LOUIS G., II & TRUDY M. (OWNER)
SANDFORD SURVEYING & ENGINEERING, INC. (APPLICANT) cont.**

weather mapping and topography waivers are requested for portions of the lots as they are large and are partially topo'd.

The Board scheduled a site walk for Saturday, January 14, 2017, at 8:00 a.m.

Decision on the waivers will be made after the sitewalk.

The Board requested the applicant stake out the two proposed driveways due to concern about the 10% grade.

Mark Suennen **MOVED** to accept the application for The Janet Rich Nixon Revocable Trust (Owner) Nixon, Louis G., II & Trudy M. (Owner) Sandford Surveying & Engineering, INC. (Applicant), Location: Lyndeborough Road, Tax Map/Lot #'s 7/58 & 7/58-1, Residential-Agricultural "R-A" District, as complete. David Litwinovich seconded the motion and it **PASSED** unanimously.

Abutter Don Desruisseaux of 121 Lyndeborough Road commented he has no problem with the plan.

The Board continued this item to January 24, 2017 at 7:00 PM.

Continued Discussion, re: Master Plan Update

Mark Fougere noted there is no update.

Continued Discussion, re: Goals

Joe Constance commented that a question came up at a previous meeting on if the Road Agent has a master list of planned improvements. Joe spoke with him approximately eighteen months ago and learned he did have an informal list. Joe will check with him again to see if the list has become more formalized. It is unknown if New Boston will get the RSMS database system for road condition monitoring. It may also be possible to monitor road condition (at an extra fee) with the GIS system the town is considering. In the past, UNH students came out to survey road condition.

Respectfully submitted,
Maralyn Segien, Selectmen's Assistant/Recording Clerk
Approved 2/14/17